

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

Commissioner Sciara absent. All other Commissioners present.

2. CONSENT CALENDAR

The Commission will take action on the consent calendar in one motion. If you want to speak on a consent calendar item, or want action other than that indicated, please make your request at this time.

- a. Approval of the January 9, 2002 Synopsis

The Historic Landmarks Commission unanimously voted to adopt the January synopsis with three changes (6-0-1 Sciara absent).

Chair Wachtel noted that a correction should be made on page 5. She did not speak with members of the Campus Community Association, only members of the Shasta Hanchett Park Neighborhood Association. Commissioner Dunning noted a typographical error on page 7. On the second paragraph from the top, “need” should be corrected to read needed and “form” should be corrected to read from.

3. ORAL PETITIONS

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

None.

4. PUBLIC HEARINGS

- a. HP02-01-001. Historic Preservation permit to allow for exterior changes to the Mariani Building, City Landmark No. HS92-80 located at the southeast corner of North Seventh and Jackson Streets on an 8.48 gross acre site in the A(PD) Planned Development Zoning District Owner: Mariani Packing Partners. Developer: Pulte Homes. Council District: 3. CEQA: Negative Declaration.

Courtney Damkroger, Historic Preservation Officer provided a summary of the proposed project and noted that the Commission provided input to the developers throughout the process, most recently at a Design Review Subcommittee meeting held in late January 2002. Dennis O’Keefe, project manager from Pulte Homes was

available to answer questions. No one spoke in support of or in opposition to the proposal.

Commissioner Youmanns asked if they had devised an approach for cleaning the masonry if necessary. Mr. O'Keefe responded that cleaning would be limited because the intent is to retain as much of the character of the existing building as possible. Further, he commented that some limited cleaning may be necessary and the cleaning program would comply with the Secretary of the Interior's Standards to protect the masonry. Chair Wachtel noted that portions of the masonry would be cut into to create new openings and cleaning would not be necessary for those portions of the building. Commissioner Dunning commended the developers stating that this is a great adaptive reuse project. Commissioner Youmanns asked if the PG&E lines would be underground. Mr. O'Keefe responded that they would be.

The Commission unanimously voted to recommend approval of this project as proposed (6-0-1 Sciara absent).

5. REFERRALS TO THE COMMISSION

- a. PD01-10-109. Planned Development Permit to allow conversion of an existing single-family residence to office use with a minor addition on a 0.38 gross acre site located at the northeast side of The Alameda approximately 200 feet south of University Avenue. Owner/Developer: Mark Collins. Council District: 6. CEQA: Exempt.

Ms. Damkroger presented an overview of the project. Project representatives were not present at the meeting.

Commissioner Paim commented that the presentation of materials in the packet was very clear. She stated that the proposed skylight seemed large but was a substantial distance from the front elevation and is flush with the roof. Commissioner Polcyn noted that he did not have a problem with the proposed skylight because it is proposed to be integral with the existing roof and blends well. Commissioner Polcyn also asked about the extent of interior demolition. Chair Wachtel and Commissioner Paim responded that it is not within the purview of the Historic Landmarks Commission to comment on interior space. Commissioner Youmanns asked whether or not the proposed addition should be constructed of the same materials as the rest of the structure because the Standards recommend differentiating the old from the new. Commissioner Paim and Commissioner Polcyn responded that the proposed modifications to the building are distinctly new additions and did not believe it would be beneficial to use different materials.

The Commission unanimously voted to recommend approval of this project noting that the skylight should be as unobtrusive as possible (6-0-1 Sciara absent).

The Commission also recommended that this structure be placed on the next Historic Landmarks Commission agenda for nomination as a City Landmark. Ms. Damkroger responded that owners discussed nomination of the building as a City Landmark once the project is complete, but would explore bringing it forward next month.

- b. PD01-10-105. Planned Development Permit to allow construction of 166 single-family attached residences on a 8.48 gross acre site located at the southwest corner of East Jackson Street and North 9th Street. Owner/Developer: Pulte Homes. Council District: 3. CEQA: Negative Declaration.

This item was discussed in conjunction with HP02-01-001. The Commission unanimously voted to forward a recommendation in support of the proposed project (6-0-1 unanimous).

6. GENERAL BUSINESS

- a. Commissioner Paim presentation on Façade Easements

Commissioner Paim commented that Conservation Easements are an important preservation tool and gave the Commission a brief summary of how they are implemented. She explained that the owner of a National Register Eligible building could donate a façade to an unrelated not for profit association or public agency. An agreement is formed to ensure that the historic integrity of the façade is maintained and that no significant alterations are made to compromise the integrity of the façade. It was noted that History San Jose and the Preservation Action Council of San Jose has the ability to enter into Façade Easements with owners. Commissioner Paim compiled a notebook of information regarding Façade Easements for the Commission to reference if needed.

- b. Discussion regarding the Downtown Historic Commercial District Design Guidelines Workshop

Ms. Damkroger reported that a subcommittee was formed to work on the Design Guidelines with other interested parties, including PACSJ. Subcommittee members are Commissioners Wachtel, Paim and Dunning would serve as an alternate if needed. Ms. Damkroger reported that Redevelopment Agency staff is with the Executive Director about the submitted comments from PAC SJ and the Commission. The subcommittee will review the revised draft after it is re-worked. A new timeline will be drafted and the Commission will be kept updated on status and timing.

7. GOOD AND WELFARE

a. Report from the Redevelopment Agency

- Century Center Redevelopment Area Plan and Mixed Use EIR

Ms. Mellon reported that the revised administrative draft is in circulation and staff is awaiting comments. Circulation of the Draft EIR is expected shortly.

- History Walk sign for Germania Building

Ms. Mellon reported that a manufacturer was chosen and is in the process of creating this plaque. She anticipates it will be completed in 2-3 months.

- San Jose History Museum Update

Ms. Mellon reported that the feasibility study was extended and results are expected in March 2002.

- Downtown Streetscape Plan

Ms. Mellon reported that SMWM is conducting a survey of the public right-of-way in the Downtown Core area. She noted that they are updating the 1989 Downtown Streetscape Plan and making recommendations regarding streetscape and design elements for the Downtown. She commented that she expects that the Historic Landmarks Commission will receive a presentation at their April meeting. Commissioner Paim asked if these recommendations would be integrated into the Downtown Design Guidelines. Ms. Mellon reported that they would not be included in that document and that the two projects are on different timelines.

- Diridon Station

Ms. Mellon reported that VTA is doing construction for light rail transit at the Diridon Station. She also noted that a Diridon Area Strategy Development Plan is being prepared.

b. Report from the Secretary

- HLC vacancies

Ms. Damkroger reported that there will be two vacancies on the Commission in June and that flyers are in circulation to advertise for the positions as well as postings on the Internet and in the City Clerk's Office. She noted that the deadline for submitting applications is February 28.

- eBay street name change request

Ms. Damkroger reported that the applicants dropped their request for a street name change.

- Recent City Landmark designations

Ms. Damkroger reported that the City Council designated 99 Notre Dame, 1146 The Alameda and 1645 Randoll as City Landmarks in January. She also noted that the State Historic Resources Commission supported the nomination of the Free House in the National Register of Historic Places. She noted that she expects the Historic Landmark nomination form will be on the Historic Landmarks Commission March agenda.

- Marks Hot Dogs

Ms. Damkroger reported that Planning Staff is in contact with Public Works and VTA to try to resolve the storm drain issue for the Marks Hot Dogs project and will report back to the Commission at the March meeting.

Ms. Damkroger also reminded the Commission that the Form 700 is due to the City Clerk's Office by April.

Ms. Damkroger reported that registration forms for the Survey Workshop on February 22 are available for interested parties.

c. Report from the Subcommittees

- Civic Plaza Environmental Impact Report Issues

No update.

- Historic Preservation Guidelines Process

No update.

- Standard permit language for Historical Archeology

Ms. Pineda reported that staff would be meeting to review all of the information gathered from other sources and would then set up a meeting with the subcommittee members.

- St. James Park

Commissioner Legaspi reported that the play equipment project is underway at the Park.

- Survey Committee

No update.

d. Written Petitions and Communications

8. ADJOURNMENT

CC: John Davidson, PBCE
Alison Hicks, PBCE
Dolores Mellon, RDA